

C H A R L E S M A N N I N G

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Wiltshire Council,
Planning Department,
Monkton Park Offices,
Chippenham,
Wilts. SN15 1ER

Date: 26/1/2026
Your Ref **PL/2025/00170**

Dear Sir/Madam,

Revision to approved Planning Application (PL/2025/00170) for Residential extension and alterations: 43 Oak Road, Chippenham, Wilts.

We are pleased to submit this full planning application on behalf of our client for a revised scheme at the aforementioned address.

Context and Background:

Planning permission was previously granted under reference **PL/2025/00170** for a front-offset two-storey extension, a side gable addition, with integrated minor single-storey side extension. While construction has commenced on-site, the current economic climate and increases in material and labour costs have necessitated a review of the approved design.

The applicants remain committed to improving their family home but require a more **cost-effective and simplified form** to ensure the project remains viable. Following a dialogue with us, it was determined that the most appropriate route forward is a fresh full planning application to reflect the proposed change in the building's footprint and massing.

Proposed Design Revisions

The revised proposal seeks to simplify the building's geometry while maintaining a high standard of design. The key changes include:

- **Omission of the Front Extension:** The previously approved two-storey front-offset extension will no longer be built, significantly reducing the visual impact on the street scene.
- **Consolidated Side Extension:** The side gable and lean-to elements have been replanned into a **simple full-width extension**.
- **Roof Refinement:** The existing lean-to roof element will be raised to meet the main roofline. To ensure the build remains cost-effective and visually subservient, the first-floor element features a sloping roof profile.
- **Internal Reconfiguration:** Room layouts have been adjusted to align with the new footprint while maintaining optimal living standards.

Planning Merits:

We believe the revised scheme offers a several planning benefits over the previously approved application:

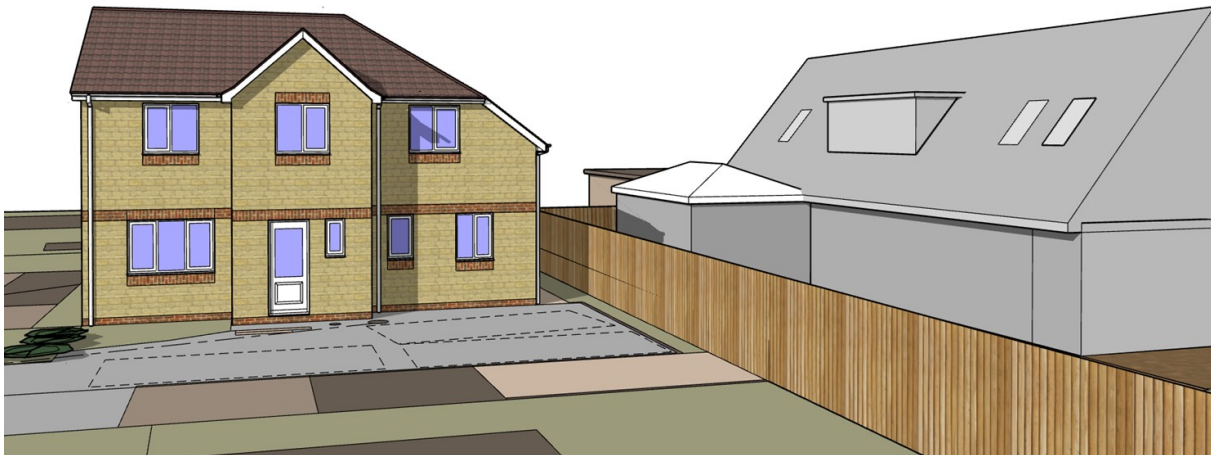
1. **Reduced Impact on Amenity:** By removing the two-storey front extension and lowering the height of the first-floor side element with a sloping roof, the physical massing is reduced. This results in a design that is **less intrusive to neighboring properties** regarding overshadowing and visual dominance.
 2. **Architectural Cohesion:** The simplified form creates a more unified appearance that complements the character of the existing dwelling and the wider Wiltshire vernacular.
 3. **Sustainability:** A simplified build process reduces material waste and construction duration, contributing to a more sustainable development process.
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Approved scheme and proposed revised scheme (no front extension proposed).



revised scheme no front extension proposed Note limited shadows time 14:25pm on 27th July.



revised scheme although close to side boundary the shadows just start on the neighbouring conservatory time 3.20 pm on 20th March, therefore minimal impact in low position sun months.

Conclusion

The proposed revisions represent a pragmatic and sensitive response to the site's constraints and the applicants' requirements. The design remains in full accordance with the **Wiltshire Core Strategy** and the **National Planning Policy Framework (NPPF)**, providing a high-quality residential improvement that respects the local context.

We look forward to receiving confirmation of the application's registration. Should you require any further information or a site visit, please do not hesitate to contact me directly.

Yours faithfully,

Charles Manning

Agent for the Applicant
